

WORKSHOP 1

PURPOSE

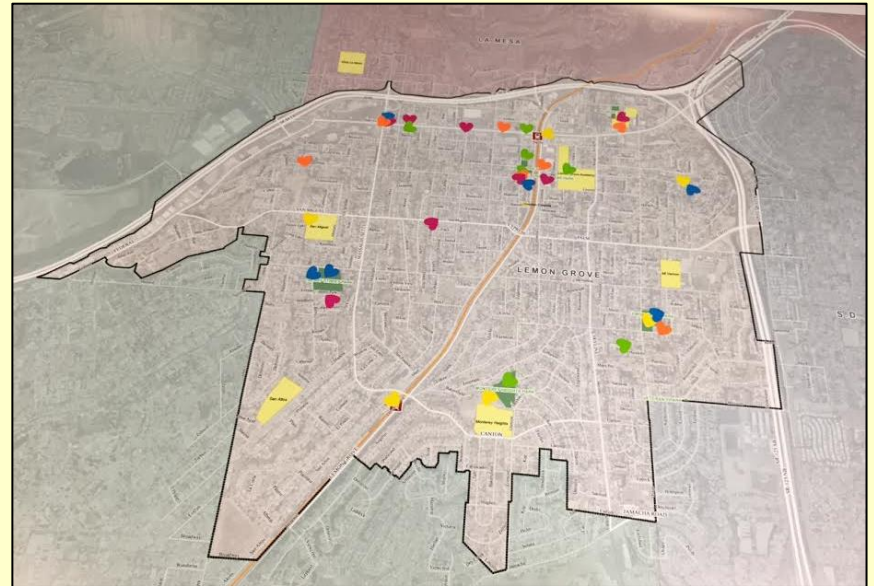
- Educate and inform public about General Plan update process
- Solicit input about Community Design and Economic Development



WORKSHOP 1

AGENDA

- Explanation of General Plan and Update Process
- Break-out groups focused on Community Design and Economic Development
- Comment sheets and mapping
- Report back from break-out groups



COMMUNITY DESIGN

PLACES OF THE HEART

- Local parks
 - Especially the sense of history, beauty, and community events
- Restaurants
 - Coops BBQ, Lido's, El Pollo Grill
- Library, Post Office
- Schools
- Churches
- Sprouts, Albertsons, Rite Aid
- Big Lemon and Lemon Grove Lips



“Berry Park concerts in the summer.”

“El Pollo Grill, best Mexican food this side of the border.”

COMMUNITY DESIGN

IMPORTANT DESIGN FEATURES

- Style and character of historic buildings and homes
 - Especially Spanish-style architecture
- Improve walkability/pedestrian environment
 - Pedestrian-only streets, more landscaping, maintenance
- Design for safety
 - Lighting, parking lots more visible
- Focus on entry to the City
- Unified, cohesive theme to architecture in City



*“Like South Park & North Park:
We need something walkable.”*

*“The city urgently needs an
Historic Preservation
Ordinance and design
guidelines.”*

COMMUNITY DESIGN

PUBLIC ART

- Add more art, arts-related uses, especially downtown
- Involve young people from local schools
- Add art to street furniture (benches, trash cans, utility boxes)
- Use empty retail space for galleries
- Encourage a live or movie theater



“Ask students, young people for ideas for artistic tables & chairs they create, incorporate work they create.”

“YES! Big art in a small town!”

ECONOMIC DEVELOPMENT

TYPES OF BUSINESSES

- Restaurants
 - Bakery, tortilla shop, brewery/pub, nice sit-down restaurant
- Family-friendly gathering space
 - Farmer's market, bookstore
- Retail
 - Clothing boutique, greeting card shop, antique row



*“More family hangout places,
even bookstores.”*

ECONOMIC DEVELOPMENT

TYPES OF BUSINESSES (cont.)

- Services
 - Dentist, dry cleaner
- Well-paying jobs
 - Construction, industrial, high-tech, higher education
- Fewer “shoestring businesses”
 - Limit liquor stores, car washes, nail salons, tattoo parlors, smoke shops
 - Address these uses with zoning and design guidelines



“I want a brewery or two and a pub that I can bring my kids.”

ECONOMIC DEVELOPMENT

TYPES OF IMPROVEMENTS

- Improve safety, create a better “feel” for the City
 - Add more lighting, improve cleanliness and maintenance
- Better walkability/pedestrian friendliness
 - Include awnings, landscaping, and street trees, make parking less prominent
- Design standards for unified look
- Business Improvement District or parking meter district



“Make the block between Grove Street & the Big Lemon a pedestrian area.”

“Add a unified median with public art & drought tolerant trees.”

ECONOMIC DEVELOPMENT

CHALLENGES TO IMPROVEMENTS

- Lack of funding
- Absentee landowners who aren't invested in Lemon Grove
- Residents leave the community to shop



"People with no sense of history. If you truly love the community you treasure its story and won't tear it apart for developers' short-term gain."

GUIDING IDEAS

COMMUNITY DESIGN

- Excellence in building, landscape, and streetscape design that acknowledges and contributes to Lemon Grove's unique history and small-town community identity.
- Provide for historic preservation.
- Development that respects Lemon Grove's historic buildings, styles, and design features while providing for contemporary, innovative, and eclectic design that fits within the existing fabric of the community.



GUIDING IDEAS

COMMUNITY DESIGN



- Prioritize walking within shopping areas.
- Pedestrian-scale design and amenities that provide safe and comfortable access for all ages and abilities are important to Lemon Grove's residents.
- Continue to encourage overhead utilities to be undergrounded



GUIDING IDEAS

COMMUNITY DESIGN

- The principles of Crime Prevention Through Environmental Design (CEPTED) should be incorporated for all new and existing development.
- Encourage community security in public places (community policing).



GUIDING IDEAS

COMMUNITY DESIGN

- Support for the arts, culture, and community events and incorporation in public and private development.
- Encourage outdoor spaces and land uses



GUIDING IDEAS

COMMUNITY DESIGN

- Landmarks and special community features that contribute to the sense of history and uniqueness should be emphasized and preserved. They have special qualities and features that could be applied to other developments. Examples include the library, parks, the “lemon” and the “lips”, local restaurants, murals and historic properties.



GUIDING IDEAS

ECONOMIC DEVELOPMENT

- A diversified local economy that strengthens the City's fiscal health, provides local jobs, and capitalizes on Lemon Grove's desirable location in the region.
- Encourage regional shoppers to the City by creating a unique attraction such as an "antique row."



GUIDING IDEAS

ECONOMIC DEVELOPMENT

- Family-friendly businesses that provide high quality, attractive, safe, and convenient shopping, services, and entertainment for local residents; uses such as smoke shops, tattoo parlors, liquor stores, and massage parlors are discouraged.



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Brand the City (possibly as a “Gateway to East County”) and utilize gateway and wayfinding signs, street lights, street furniture, street signs, etc.



- Incorporate specific design guidelines into the General Plan focused on mix of styles and materials allowing for modern ideals, but retaining the City’s rural identity and community history.
- Consider the establishment of business and neighborhood improvement districts as a way to fund improvements

GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Provide neighborhood parks within a ¼ mile of all residents.
- Provide areas for public gathering, shopping and socializing.
- Reduce impediments and increase opportunities for breweries, brewpubs, restaurants, and retail and office uses.



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Improve property maintenance
- Provide for more shade trees in public places.
- Provide appropriate lighting in all places.



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Support the schools as an important element to Lemon Grove's quality of life
- Acknowledge and celebrate the value of the community's diverse population



GENERAL PLAN

OBJECTIVES AND/OR POLICIES TO CONSIDER

- Allow for art throughout the City and music within commercial areas.
- Consider establishing an Art District to include art opportunities in architecture, wall art, statues, fencing, signage etc.

